



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-002329-26

In the matter of: 309, 139 MARY ST N
OSHAWA ON L1G7X1

Between: NEW HOPE NON-PROFIT DWELLINGS Landlord
(DURHAM) INC.

And

SHAWN SEDGWICK Tenant

New Hope Non-Profit Dwellings (Durham) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shawn Sedgwick (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was mediated by videoconference on February 17, 2026.

The Landlord Representative Nicole Ruby and the Tenant Shawn Sedgwick attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

2. Commencing **March 1, 2026**, the Tenant shall pay the monthly rent on or before the first **(1st) day** of each and every month for a **twelve (12)** month period ending **February 1, 2027**.
3. If the Tenant fails to comply with the conditions set out in paragraph **2** of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall pay the Landlord \$186.00 on or before **March 15, 2026** for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before March 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 16, 2026 at 4.00% annually on the balance outstanding.

February 27, 2026
Date Issued

Sarah Harriman
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.